
JPWard and Associates LLC

TOTAL Commitment to Excellence

Experience

Dedication

Professionalism

University Square

Community Development District

EXHIBIT A

ADOPTED BUDGET—FISCAL YEAR 2015



JPWARD AND ASSOCIATES LLC

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Wilton Manors, Florida 33305

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Thank You for the opportunity to provide Professional Management Services

**University Square
Community Development District**

**General Fund - Budget
Fiscal Year 2015**

Description	Fiscal Year 2014 Budget	Actual at 03/31/2014	Anticipated Year End 09/30/14	Fiscal Year 2015 Budget
Revenues and Other Sources				
Carryforward	\$ 30,000	\$ -	\$ -	\$ 30,000
Miscellaneous Revenue	.	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 100	\$ 77	\$ 80	\$ 100
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 112,078	\$ 107,679	\$ 112,078	\$ 133,114
Total Revenue & Other Sources	\$ 142,178	\$ 107,756	\$ 112,158	\$ 163,214
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 4,000	\$ 800	\$ 4,000	\$ 4,000
Board of Supervisor's - FICA	\$ 306	\$ 61	\$ 306	\$ 306
Executive				
Professional Management	\$ 33,500	\$ 16,750	\$ 33,500	\$ 33,500
Financial and Administrative				
Audit Services	\$ 5,500	\$ -	\$ 5,600	\$ 5,700
Accounting Services	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll Preparation	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 500	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -		\$ -	\$ -
Legal Advertising	\$ 1,000	\$ 1,181	\$ 4,000	\$ 1,000
Trustee Services	\$ 9,505	\$ 3,225	\$ 8,875	\$ 9,000
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -
Property Appraiser Fees	\$ 34	\$ 14	\$ 34	\$ 34
Bank Service Fees	\$ 425	\$ 213	\$ 425	\$ 425
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 250	\$ 50	\$ 100	\$ 250
Insurance	\$ 5,750	\$ 5,665	\$ 5,665	\$ 5,900
Printing and Binding	\$ 250	\$ -	\$ -	\$ 250
Web Site Design/Hosting	\$ 2,400	\$ -	\$ -	\$ 2,000
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 7,500	\$ 760	\$ 2,000	\$ 2,000

Prepared by:

JPWard and Associates, LLC

**University Square
Community Development District**

**General Fund - Budget
Fiscal Year 2015**

Description	Fiscal Year 2014 Budget	Actual at 03/31/2014	Anticipated Year End 09/30/14	Fiscal Year 2015 Budget
Other General Government Services				
Engineering Services - General	\$ 1,400	\$ 963	\$ 16,400	\$ 1,400
Lee County Property Taxes	\$ 19,000	\$ 13,484	\$ 13,484	\$ 15,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Stormwater Management Services				
Repairs and Maintenance	\$ 4,200	\$ 2,127	\$ 4,254	\$ 4,300
Road and Street Facilities				
Corkscrew Road Infrastructure	\$ 30,000	\$ -	\$ 15,000	\$ 30,000
Capital Improvement - Reserve				
Spine Road Overlay Project	\$ -	\$ -	\$ -	\$ 30,000
Other Fees and Charges				
Discounts, Property Appraiser and Tax Collector Fees	\$ 4,483	\$ -	\$ 4,483	\$ 5,325
Total Expenditures and Other Uses	\$ 142,178	\$ 57,619	\$ 130,451	\$ 163,214
Net Increase/(Decrease) in Fund Balance	\$ (30,000)	\$ 50,136	\$ (18,293)	\$ (30,000)
Fund Balance - Beginning	\$ 92,330	\$ 92,330	\$ 92,330	\$ 74,036
Fund Balance - Ending	\$ 62,330	\$ 142,466	\$ 74,036	\$ 44,036

Assessment Comparison					
Description	Number of Acres	FY 2014 Rate/Acre	FY 2014 Total Assessment	FY 2015 Rate/Acre	FY 2015 Total Assessment
Phase 1					
Miromar Factory Outlet Phase 1-2	34.380	\$ 1,217.18	\$ 41,846.65	\$ 1,445.64	\$ 49,701.08
Outparcels					
Bank of America	1.390	\$ 1,217.18	\$ 1,691.88	\$ 1,445.64	\$ 2,009.44
Corkscrew Property LLC	1.670	\$ 1,217.18	\$ 2,032.69	\$ 1,445.64	\$ 2,414.22
Urika II Inc.	1.030	\$ 1,217.18	\$ 1,253.70	\$ 1,445.64	\$ 1,489.01
Urika (Paid by Developer) - No subsidy for the General Fund IDC	14.187	\$ 1,217.18	\$ 17,268.13	\$ 1,445.64	\$ 20,509.28
Phase 2					
Miromar Factory Outlet					
East M-2	15.470	\$ 1,217.18	\$ 18,829.77	\$ 1,445.64	\$ 22,364.04
Parking East M-6	2.332	\$ 1,217.18	\$ 2,838.46	\$ 1,445.64	\$ 3,371.23
Parking East M-5	1.860	\$ 1,217.18	\$ 2,263.95	\$ 1,445.64	\$ 2,688.89
Parking East M-4	0.857	\$ 1,217.18	\$ 1,043.12	\$ 1,445.64	\$ 1,238.91
Parking East M-3	3.446	\$ 1,217.18	\$ 4,194.40	\$ 1,445.64	\$ 4,981.67
Parking East M-7	2.350	\$ 1,217.18	\$ 2,860.37	\$ 1,445.64	\$ 3,397.25
Miromar Square					
Section 35	2.860	\$ 1,217.18	\$ 3,481.13	\$ 1,445.64	\$ 4,134.53
Section 36	10.248	\$ 1,217.18	\$ 12,473.66	\$ 1,445.64	\$ 14,814.91

University Square
Community Development District
General Fund - Budget
Fiscal Year 2015

Description	Fiscal Year 2014 Budget	Actual at 03/31/2014	Anticipated Year End 09/30/14	Fiscal Year 2015 Budget
Total:	<u>92.080</u>	<u>\$ 112,077.93</u>		<u>\$ 133,114.46</u>

**University Square
Community Development District
General Fund - Budget
Fiscal Year 2015**

Revenues and Other Sources

Carryforward	\$	30,000
Interest Income - General Account	\$	100

With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.

Appropriations

Legislative

Board of Supervisor's Fees	\$	4,306
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects four (4) anticipated meetings for the District.

Executive

Professional Management	\$	33,500
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to University Square.

Financial and Administrative

Audit Services	\$	5,700
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services	\$	150
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This line item is for the preparation of Updated Amortization Schedules, if needed for the District's Bonds.

Assessment Roll Preparation	\$	11,500
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For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.

Arbitrage Rebate Fees	\$	1,000
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For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription	\$	-
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Legal Advertising	\$	1,000
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Trustee Services	\$	9,000
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.

**University Square
Community Development District
General Fund - Budget
Fiscal Year 2015**

Dissemination Agent Services	\$	-
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories. For Fiscal Year 2011 this fee is included in Professional Management Services.</p>		
Property Appraiser Fees	\$	34
<p>The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel. There are 14 parcels within the District.</p>		
Bank Service Fees	\$	425
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	250
Insurance	\$	5,900
Printing and Binding	\$	250
Web Site Design/Hosting	\$	2,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	2,000
<p>The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".</p>		
Other General Government Services		
Engineering Services - General	\$	1,400
<p>The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Lee County Property Taxes	\$	15,000
<p>The District is included as a part of a Lee County Overlay District for Landscaping activities along County Roads and Lee County levies a special assessment for the operation and maintenance activities. This item is the District's proportionate share of that special assessment.</p>		
Contingencies	\$	-
Stormwater Management Services		
Repairs and Maintenance	\$	4,300
<p> Aquatic Maintenance of the District's Water Management System</p>		
Road and Street Facilities		
Corkscrew Road Infrastructure	\$	30,000
Other Fees and Charges		
Discounts, Property Appraiser and Tax Collector Fees	\$	5,325
<p> 4% Discount permitted by Law for early payment</p>		
Total Appropriations:	\$	<u>133,214</u>

**University Square
Community Development District
Debt Service Fund - Series 2012 Bonds - Budget
Fiscal Year 2015**

Description	Fiscal Year 2014 Budget	Actual at 03/31/2014	Anticipated Year End 09/30/14	Fiscal Year 2015 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income	\$ 40	\$ 12	\$ 25	\$ 40
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 620,407	\$ 599,801	\$ 620,407	\$ 616,527
Special Assessment - Off-Roll	\$ 4,120	\$ -	\$ 4,120	\$ 4,094
Total Revenue & Other Sources	\$ 624,567	\$ 599,813	\$ 624,552	\$ 620,661
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2012 Bonds	\$ 275,000	\$ -	\$ 275,000	\$ 285,000
Principal Debt Service - Early Redemptions				
Series 2012 Bonds	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest Expense				
Series 2012 Bonds	\$ 324,750	\$ 162,625	\$ 324,750	\$ 311,000
Other Fees and Charges				
Discounts for Early Payment	\$ 24,817	\$ -	\$ 24,817	\$ 24,661
Total Expenditures and Other Uses	\$ 624,567	\$ 172,625	\$ 634,567	\$ 620,661
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 427,188	\$ (10,015)	\$ (0)
Fund Balance - Beginning	\$ 223,022	\$ 223,022	\$ 223,022	\$ 213,007
Fund Balance - Ending	\$ 223,022	\$ 650,210	\$ 213,007	\$ 213,007
Restricted Fund Balance:				
Reserve Account Requirement			\$ -	
Restricted for November 1, 2015 Interest Payment			\$ 148,375	
Total - Restricted Fund Balance:			\$ 148,375	

Assessment Comparison					
Description	Number of Acres	FY 2014 Rate/Acre	FY 2014 Total Assessment	FY 2015 Rate/Acre	FY 2015 Total Assessment
Phase 1					
Miromar Factory Outlet					
Phase 1-2	34.380	\$ 13,088.73	\$ 449,990.47	\$ 13,006.88	\$ 447,176.67
Outparcels					
Bank of America	1.390	\$ 13,088.73	\$ 18,193.33	\$ 13,006.88	\$ 18,079.57
Corkscrew Property LLC	1.670	\$ 12,658.32	\$ 21,139.40	\$ 12,579.17	\$ 21,007.22
Urika II Inc.	1.030	\$ 6,182.13	\$ 6,367.59	\$ 6,143.56	\$ 6,327.87
Urika (Paid by Developer)			\$ 4,119.60		\$ 4,093.84
IDC	14.187	\$ 8,790.85	\$ 124,715.78	\$ 8,735.88	\$ 123,935.93
Total:	52.657		\$ 624,526.17		\$ 620,621.10

**University Square
Community Development District
Debt Service Fund - Series 2012 Bonds - Budget
Fiscal Year 2014**

Description	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2014	\$ 6,220,000	5.00%		
11/1/2014			\$ 155,500.00	
5/1/2015	\$ 285,000	5.00%	\$ 155,500.00	\$ 596,000.00
11/1/2015			\$ 148,375.00	
5/1/2016	\$ 300,000	5.00%	\$ 148,375.00	\$ 596,750.00
11/1/2016			\$ 140,875.00	
5/1/2017	\$ 315,000	5.00%	\$ 140,875.00	\$ 596,750.00
11/1/2017			\$ 133,000.00	
5/1/2018	\$ 335,000	5.00%	\$ 133,000.00	\$ 601,000.00
11/1/2018			\$ 124,625.00	
5/1/2019	\$ 350,000	5.00%	\$ 124,625.00	\$ 599,250.00
11/1/2019			\$ 115,875.00	
5/1/2020	\$ 370,000	5.00%	\$ 115,875.00	\$ 601,750.00
11/1/2020			\$ 106,625.00	
5/1/2021	\$ 385,000	5.00%	\$ 106,625.00	\$ 598,250.00
11/1/2021			\$ 97,000.00	
5/1/2022	\$ 405,000	5.00%	\$ 97,000.00	\$ 599,000.00
11/1/2022			\$ 86,875.00	
5/1/2023	\$ 425,000	5.00%	\$ 86,875.00	\$ 598,750.00
11/1/2023			\$ 76,250.00	
5/1/2024	\$ 450,000	5.00%	\$ 76,250.00	\$ 602,500.00
11/1/2024			\$ 65,000.00	
5/1/2025	\$ 470,000	5.00%	\$ 65,000.00	\$ 600,000.00
11/1/2025			\$ 53,250.00	
5/1/2026	\$ 495,000	5.00%	\$ 53,250.00	\$ 601,500.00
11/1/2026			\$ 40,875.00	
5/1/2027	\$ 520,000	5.00%	\$ 40,875.00	\$ 601,750.00
11/1/2027			\$ 27,875.00	
5/1/2028	\$ 550,000	5.00%	\$ 27,875.00	\$ 605,750.00
11/1/2028			\$ 14,125.00	
5/1/2029	\$ 575,000	5.00%	\$ 14,125.00	\$ 603,250.00
Principal Balance - September 30, 2015	\$ 5,945,000			

**University Square
Community Development District**

**Debt Service Fund - Series 2007 Bonds - Budget
Fiscal Year 2015**

Description	Fiscal Year 2014 Budget	Actual at 03/31/2014	Anticipated Year End 09/30/14	Fiscal Year 2015 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ 25,000	\$ -	\$ -	\$ 20,000
Interest Income	\$ 15,000	\$ 15	\$ 18,000	\$ 15,000
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 851,504	\$ 817,407	\$ 816,067	\$ 848,457
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 891,504	\$ 817,423	\$ 834,067	\$ 883,457

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2007 Bonds \$ 200,000 \$ - \$ 200,000 \$ 210,000

Principal Debt Service - Early Redemptions

Series 2007 Bonds \$ 25,000 \$ 20,000 \$ 40,000 \$ 20,000

Interest Expense

Series 2007 Bonds \$ 632,444 \$ 316,222 \$ 632,444 \$ 619,519

Other Fees and Charges

Discounts for Early Payment & Fees \$ 34,060 \$ - \$ - \$ 33,938

Total Expenditures and Other Uses \$ **891,504** \$ **336,222** \$ **872,444** \$ **883,457**

Net Increase/(Decrease) in Fund Balance

\$ - \$ 481,201 \$ (38,377) \$ (20,000)

Fund Balance - Beginning

\$ 1,116,655 \$ 1,116,655 \$ 1,116,655 \$ 1,058,278

Fund Balance - Ending

\$ **1,116,655** \$ **1,597,856** \$ **1,078,278** \$ **1,038,278**

Restricted Fund Balance:

Reserve Account Requirement \$ 738,150

Restricted for November 1, 2014 Interest Payment \$ 309,759

Total - Restricted Fund Balance:

\$ 1,047,909

Assessment Comparison					
Description	Number of Acres	FY 2014 Rate/Acre	FY 2014 Total Assessment	FY 2015 Rate/Acre	FY 2015 Total Assessment
Miromar Factory Outlet					
East M-2	15.470	\$ 18,215.39	\$ 281,792.08	\$ 18,150.20	\$ 280,783.66
Parking East M-6	2.332	\$ 18,169.56	\$ 42,371.41	\$ 18,104.54	\$ 42,219.79
Parking East M-5	1.860	\$ 18,151.26	\$ 33,761.34	\$ 18,086.31	\$ 33,640.53
Parking East M-4	0.857	\$ 18,162.24	\$ 15,565.04	\$ 18,097.26	\$ 15,509.35
Parking East M-3	3.448	\$ 18,154.97	\$ 62,598.34	\$ 18,090.00	\$ 62,374.33
Parking East M-7	2.350	\$ 18,199.34	\$ 42,768.45	\$ 18,134.22	\$ 42,615.42
Miromar Square					
Section 35	2.860	\$ 17,887.27	\$ 51,157.59	\$ 17,823.26	\$ 50,974.52
Section 36	10.247	\$ 17,955.48	\$ 183,989.80	\$ 17,891.22	\$ 183,331.38
IDC			\$ 137,499.79		\$ 137,007.77
Total:	39.424		\$ 851,503.85		\$ 848,456.75

**University Square
Community Development District
Debt Service Fund - Series 2007 Bonds - Budget
Fiscal Year 2015**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2014	\$ 10,545,000	5.875%		
11/1/2014			\$ 309,759.38	
5/1/2015	\$ 210,000	5.875%	\$ 309,759.38	\$ 829,518.75
11/1/2015			\$ 303,590.63	
5/1/2016	\$ 225,000	5.875%	\$ 303,590.63	\$ 832,181.25
11/1/2016			\$ 296,981.25	
5/1/2017	\$ 235,000	5.875%	\$ 296,981.25	\$ 828,962.50
11/1/2017			\$ 290,078.13	
5/1/2018	\$ 250,000	5.875%	\$ 290,078.13	\$ 830,156.25
11/1/2018			\$ 282,734.38	
5/1/2019	\$ 265,000	5.875%	\$ 282,734.38	\$ 830,468.75
11/1/2019			\$ 274,950.00	
5/1/2020	\$ 280,000	5.875%	\$ 274,950.00	\$ 829,900.00
11/1/2020			\$ 266,725.00	
5/1/2021	\$ 290,000	5.875%	\$ 266,725.00	\$ 823,450.00
11/1/2021			\$ 258,206.25	
5/1/2022	\$ 315,000	5.875%	\$ 258,206.25	\$ 831,412.50
11/1/2022			\$ 248,953.13	
5/1/2023	\$ 335,000	5.875%	\$ 248,953.13	\$ 832,906.25
11/1/2023			\$ 239,112.50	
5/1/2024	\$ 355,000	5.875%	\$ 239,112.50	\$ 833,225.00
11/1/2024			\$ 228,684.38	
5/1/2025	\$ 375,000	5.875%	\$ 228,684.38	\$ 832,368.75
11/1/2025			\$ 217,668.75	
5/1/2026	\$ 395,000	5.875%	\$ 217,668.75	\$ 830,337.50
11/1/2026			\$ 206,065.63	
5/1/2027	\$ 420,000	5.875%	\$ 206,065.63	\$ 832,131.25
11/1/2027			\$ 193,728.13	
5/1/2028	\$ 445,000	5.875%	\$ 193,728.13	\$ 832,456.25
11/1/2028			\$ 180,656.25	
5/1/2029	\$ 470,000	5.875%	\$ 180,656.25	\$ 831,312.50

**University Square
Community Development District
Debt Service Fund - Series 2007 Bonds - Budget
Fiscal Year 2015**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2029			\$ 166,850.00	
5/1/2030	\$ 495,000	5.875%	\$ 166,850.00	\$ 828,700.00
11/1/2030			\$ 152,309.38	
5/1/2031	\$ 525,000	5.875%	\$ 152,309.38	\$ 829,618.75
11/1/2031			\$ 136,887.50	
5/1/2032	\$ 555,000	5.875%	\$ 136,887.50	\$ 828,775.00
11/1/2032			\$ 120,584.38	
5/1/2033	\$ 590,000	5.875%	\$ 120,584.38	\$ 831,168.75
11/1/2033			\$ 103,253.13	
5/1/2034	\$ 625,000	5.875%	\$ 103,253.13	\$ 831,506.25
11/1/2034			\$ 84,893.75	
5/1/2035	\$ 660,000	5.875%	\$ 84,893.75	\$ 829,787.50
11/1/2035			\$ 65,506.25	
5/1/2036	\$ 700,000	5.875%	\$ 65,506.25	\$ 831,012.50
11/1/2036			\$ 44,943.75	
5/1/2037	\$ 740,000	5.875%	\$ 44,943.75	\$ 829,887.50
11/1/2037			\$ 23,206.25	
5/1/2038	\$ 785,000	5.875%	\$ 23,206.25	\$ 831,412.50
Principal Balance - September 30, 2015	\$ 10,540,000			

**University Square
Community Development District**

**Assessment Levy - Summary of All Funds
Fiscal Year 2015**

Assessment Comparison - General Fund				
Description	Number of Acres	Total Assessment		Total Dollar Change
		FY 2014	FY 2015	
Phase 1				
Miromar Factory Outlet				
Phase 1-2	34.380	\$ 41,846.65	\$ 49,701.08	\$ 7,854.43
Outparcels				
Bank of America	1.390	\$ 1,691.88	\$ 2,009.44	\$ 317.56
Corkscrew Property LLC	1.670	\$ 2,032.69	\$ 2,414.22	\$ 381.53
Urika II Inc.	1.030	\$ 1,253.70	\$ 1,489.01	\$ 235.31
Urika (Paid by Developer) - No subsidy for the General Fund				
IDC	14.187	\$ 17,268.13	\$ 20,509.28	\$ 3,241.15
Phase 2				
Miromar Factory Outlet				
East M-2	15.470	\$ 18,829.77	\$ 22,364.04	\$ 3,534.26
Parking East M-6	2.332	\$ 2,838.46	\$ 3,371.23	\$ 532.77
Parking East M-5	1.860	\$ 2,263.95	\$ 2,688.89	\$ 424.93
Parking East M-4	0.857	\$ 1,043.12	\$ 1,238.91	\$ 195.79
Parking East M-3	3.446	\$ 4,194.40	\$ 4,981.67	\$ 787.27
Parking East M-7	2.350	\$ 2,860.37	\$ 3,397.25	\$ 536.88
Miromar Square				
Section 35	2.860	\$ 3,481.13	\$ 4,134.53	\$ 653.39
Section 36	10.248	\$ 12,473.66	\$ 14,814.91	\$ 2,341.25
Total:	92.080	\$ 112,077.93	\$ 133,114.46	\$ 21,036.52

Assessment Comparison - Debt Service Funds (Combined)				
Description	Number of Acres	Total Assessment		Total Dollar Change
		FY 2014	FY 2015	
Phase 1				
Miromar Factory Outlet				
Phase 1-2	34.380	\$ 449,990.47	\$ 447,176.67	\$ (2,813.80)
Outparcels				
Bank of America	1.390	\$ 18,193.33	\$ 18,079.57	\$ (113.76)
Corkscrew Property LLC	1.670	\$ 21,139.40	\$ 21,007.22	\$ (132.18)
Urika II Inc.	1.030	\$ 6,367.59	\$ 6,327.87	\$ (39.72)
Urika II inc (Paid by Developer)		\$ 4,119.60	\$ 4,093.84	\$ (25.76)
IDC		\$ 262,215.57	\$ 260,943.70	\$ (1,271.87)
Phase 2				
Miromar Factory Outlet				
East M-2	15.470	\$ 281,792.08	\$ 280,783.66	\$ (1,008.42)
Parking East M-6	2.332	\$ 42,371.41	\$ 42,219.79	\$ (151.62)
Parking East M-5	1.860	\$ 33,761.34	\$ 33,640.53	\$ (120.81)
Parking East M-4	0.857	\$ 15,565.04	\$ 15,509.35	\$ (55.69)
Parking East M-3	3.446	\$ 62,598.34	\$ 62,374.33	\$ (224.01)
Parking East M-7	2.350	\$ 42,768.45	\$ 42,615.42	\$ (153.03)
Miromar Square				
Section 35	2.860	\$ 51,157.59	\$ 50,974.52	\$ (183.07)
Section 36	10.248	\$ 183,989.80	\$ 183,331.38	\$ (658.42)
Total:	92.080	\$ 1,476,030.02	\$ 1,469,077.85	\$ (6,952.17)

**University Square
Community Development District**

**Assessment Levy - Summary of All Funds
Fiscal Year 2015**

Assessment Comparison - Combined All Funds				
Description	Number of Acres	Total Assessment		Total Dollar Change
		FY 2014	FY 2015	
Phase 1				
Miromar Factory Outlet				
Phase 1-2	34.380	\$ 491,837.12	\$ 496,877.75	\$ 5,040.63
Outparcels				
Bank of America	1.390	\$ 19,885.21	\$ 20,089.01	\$ 203.80
Corkscrew Property LLC	1.670	\$ 23,172.09	\$ 23,421.44	\$ 249.35
Urika II Inc.	1.030	\$ 7,621.29	\$ 7,816.88	\$ 195.59
Urika II inc (Paid by Developer)		\$ 4,119.60	\$ 4,093.84	\$ (25.76)
IDC		\$ 279,483.70	\$ 281,452.98	\$ 1,969.28
Phase 2				
Miromar Factory Outlet				
East M-2	15.470	\$ 300,621.86	\$ 303,147.70	\$ 2,525.84
Parking East M-6	2.332	\$ 45,209.88	\$ 45,591.02	\$ 381.14
Parking East M-5	1.860	\$ 36,025.30	\$ 36,329.42	\$ 304.12
Parking East M-4	0.857	\$ 16,608.16	\$ 16,748.26	\$ 140.10
Parking East M-3	3.446	\$ 66,792.74	\$ 67,356.00	\$ 563.26
Parking East M-7	2.350	\$ 45,628.82	\$ 46,012.67	\$ 383.85
Miromar Square				
Section 35	2.860	\$ 54,638.73	\$ 55,109.05	\$ 470.32
Section 36	10.248	\$ 196,463.46	\$ 198,146.29	\$ 1,682.83
Total:	92.080	\$ 1,588,107.96	\$ 1,602,192.31	\$ 14,084.35